



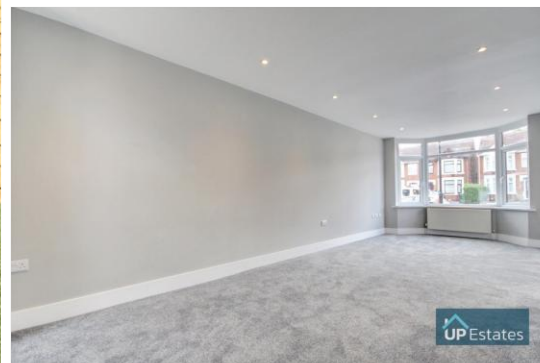
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**4 Bedroom Extended Home Located  
On Sewall Highway**

**OFFERS OVER £275,000**

 UP Estates



## FULL DESCRIPTION

**\*\*NO CHAIN\*\*EXTENDED & MUCH IMPROVED\*\*** This beautiful home is now available for purchase with no forward chain! Very briefly comprising; driveway, entrance hall, open plan spacious family living area with feature bay window, following onto the kitchen diner and the low maintenance rear garden with large detached garage with electric to the ground floor. On the first floor there are two double bedrooms, a single bedroom and the family bathroom. On the second floor is a double bedroom with ensuite shower room. Viewing is essential to appreciate the space and quality of this home!

## FRONT ASPECT

Situated on the popular road of Sewall Highway is this attractive, extended family home with driveway.

## HALL

With stairs ascending to the first floor and door leading to the large family living area.

## FAMILY LIVING AREA

**21' 11" x 16' 4" (6.7 (MAX)m x 5 (MAX)m)**

Spacious and versatile reception room having a central heated radiator, a double glazed bay window allowing plenty of natural light and opening to the kitchen diner.

## KITCHEN DINER

**18' 9" x 14' 9" (5.72 (MAX)m x 4.5 (MAX)m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, double glazed window, a stainless steel sink, integrated appliances including hob, oven, microwave and extractor. There is an opening up to a dining area seated alongside glass doors to the rear aspect.

## BEDROOM TWO

**9' 10" x 10' 0" (3.01m x 3.06m)**

A double bedroom with gas central heated radiator, TV point and double glazed window.

## BEDROOM THREE

**9' 10" x 7' 7" (3.01m x 2.32m)**

A double bedroom with gas central heated radiator, TV point and double glazed window.



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## Offers Over £275,000

- NO FORWARD CHAIN
- FOUR BEDROOMS
- DRIVEWAY & LARGE DETACHED GARAGE
- BATHROOM & ENSUITE
- OPEN PLAN KITCHEN DINER
- MODERN & HIGH SPEC FINISH





#### **BEDROOM FOUR**

**5' 11" x 6' 7" (1.81m x 2.03m)**

A single bedroom with double glazed window and gas central heated radiator.

#### **BATHROOM**

**8' 2" x 5' 3" (2.5m x 1.61m)**

Being tiled throughout and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

#### **BEDROOM ONE**

**14' 6" x 11' 6" (4.42 (MAX)m x 3.51m)**

A double bedroom with double glazed windows, TV point, central heated radiator and door to ensuite shower room.

#### **ENSUITE**

**7' 6" x 2' 7" (2.3m x 0.8m)**

Being mainly tiled and benefitting from a walk in shower, low level W/C, extractor & pedestal wash basin.





### REAR ASPECT

A beautifully presented low maintenance rear garden initially decked followed by artificial grass, fenced boundary, door leading to the large detached garage and rear access via gate.

### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

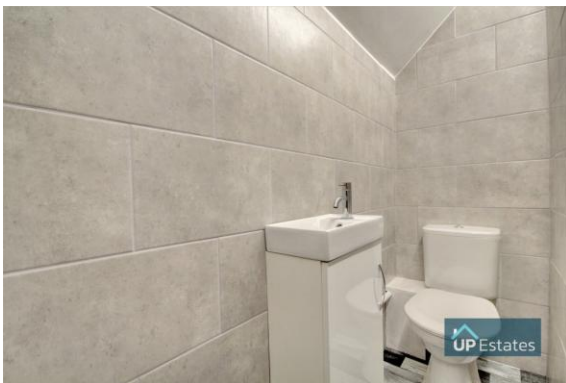
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

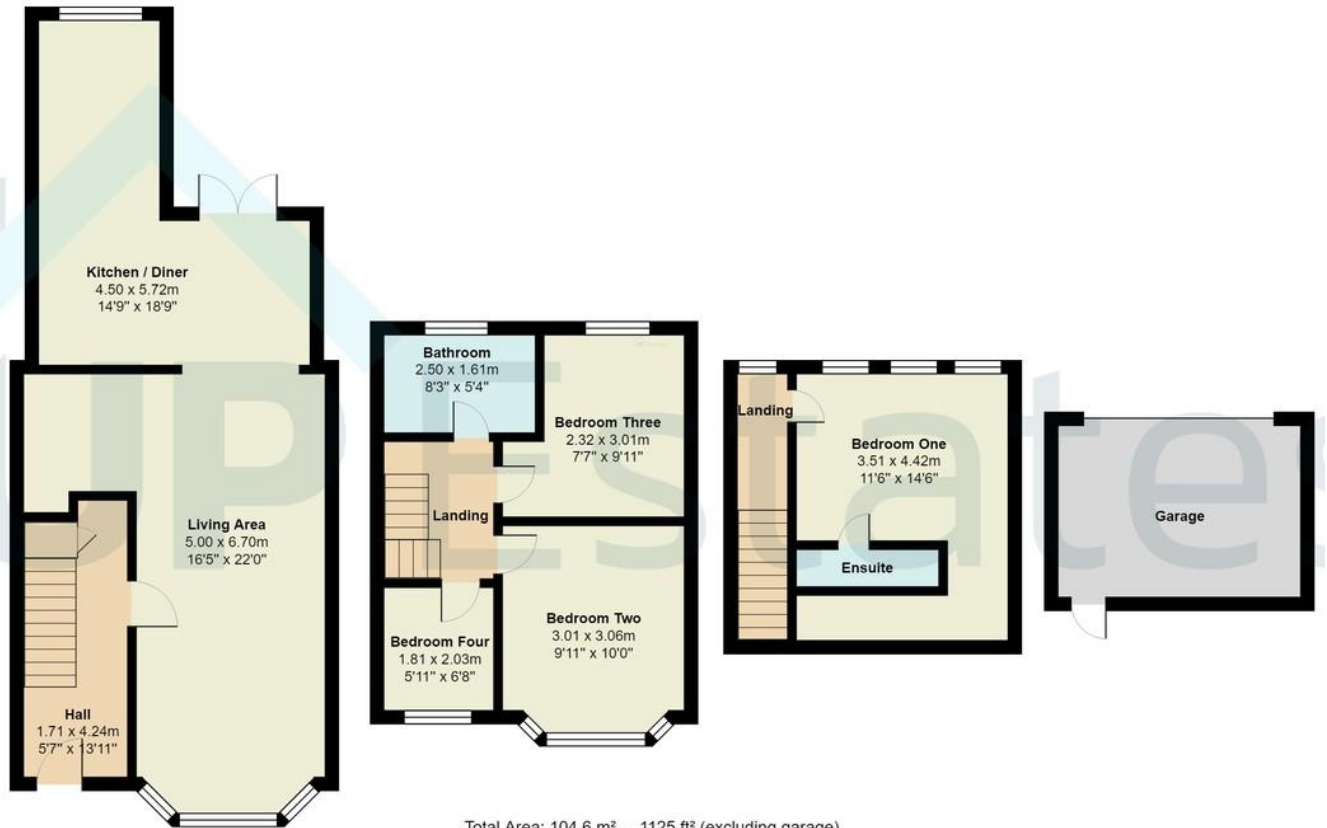




Sewall Highway Coventry CV6 7JJ



## FLOORPLAN



All measurements are approximate and for display purposes only

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### CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,  
Warwickshire, CV3 2TQ

E [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk) [www.up-estates.co.uk](http://www.up-estates.co.uk)

T 024 7771 0780

